



OERTEL,  
FERNANDEZ,  
BRYANT &  
ATKINSON, P.A.

ATTORNEYS:  
TIMOTHY P. ATKINSON  
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December 15, 2021

*Via E-mail*

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

RECEIVED

DEC 15 2021 8:45 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2021-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties  
Notice of Protest by Meadowlark Court, Ltd.  
Applicant for Application No. 2022-025C, Falcon Trace

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Meadowlark Court, Ltd. ("Petitioner"), Applicant for Application No. 2022-025C (Falcon Trace) in RFA 2021-201, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2021-201, as approved by the Corporation's Board of Directors on Friday, December 15, 2021. These spreadsheets were posted on the Corporation's website on Friday, December 15, 2021, at 9:51 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Petitioner will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant  
Telephone: (850) 521-0700  
Mobile: (850) 544-5302  
Email: [cbryant@ohfc.com](mailto:cbryant@ohfc.com)  
Counsel for Meadowlark Court, Ltd.  
(Falcon Trace)  
Applicant for Application No. 2022-025C

cc: Hugh Brown, General Counsel ([Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org))  
Chris McGuire, Assistant General Counsel ([Chris.Mcguire@floridahousing.org](mailto:Chris.Mcguire@floridahousing.org))  
Betty Zachem, Assistant General Counsel ([Betty.zachem@floridahousing.org](mailto:Betty.zachem@floridahousing.org))

RFA 2021-201 - Board Approved Preliminary Awards

|  |               |
|--|---------------|
| Total HC for Medium Counties in RFA                          | 14,971,500.00 |
| Total HC Allocated to Medium Counties                        | 14,677,900.00 |
| Plus Unallocated Small County funding                        | 283,250.00    |
| Total HC for Medium Counties Remaining                       | 576,850.00    |
| Returned Medium County Funding approved by Board on 12/10/21 | 3,378,000.00  |
| Additional Allocations to Medium County Applications         | 3,399,990.00  |
| Medium County funding remaining                              | 554,860.00    |

|                                       |              |
|---------------------------------------|--------------|
| Total HC for Small Counties in RFA    | 1,573,250.00 |
| Total HC Allocated to Small Counties  | 1,290,000.00 |
| Total HC for Small Counties Remaining | -            |

| Application Number | Name of Development | County | County Size | Name of Authorized Principal Representative | Name of Developers | Demo | Total Units | Competitive HC Request Amount | Eligible For Funding? | Priority Level | PHA Area of Opportunity | Qualifies for LGAO Goal? | LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201? | LGAO - submitted but not awarded in RFA 2020-201? | LGAO - lower preference? | Qualifies for the Revitalization Goal? | Revit. - lower preference? | Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding | Qualifies for the SunRail Goal? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Proximity Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|---|---------------------------------|--------------|--|---|---------------------------|----------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|---|---------------------------------|--------------|--|---|---------------------------|----------------------|---------------------------------|----------------|

Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

|           |                                 |           |   |                     |   |            |    |           |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |    |
|-----------|---------------------------------|-----------|---|---------------------|---|------------|----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|----|
| 2022-060C | Madison Grove                   | Osceola   | M | Patrick E Law       | American Residential Communities, LLC; New South Residential, LLC                       | E, Non-ALF | 80 | 1,700,000 | Y | 1 | N | Y | Y | Y | N | N | N | N | N | 15 | Y | Y | A | Y | Y | 12 |
| 2022-032C | Madison Oaks West               | Marion    | M | Patrick E Law       | American Residential Communities, LLC; New South Residential, LLC                       | F          | 96 | 1,700,000 | Y | 1 | N | Y | Y | Y | N | Y | N | N | N | 15 | Y | Y | A | N | Y | 37 |
| 2022-070C | The Verandas of Punta Gorda III | Charlotte | M | Richard L Higgins   | Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC | F          | 72 | 1,523,000 | Y | 1 | N | Y | N | Y | N | N | N | N | N | 15 | Y | Y | A | Y | Y | 16 |
| 2022-004C | The Fountains at Hidden Lake    | Citrus    | M | Matthew A. Rieger   | HTG Hidden Lake Developer, LLC  | E, Non-ALF | 90 | 1,699,900 | Y | 1 | N | Y | N | Y | N | N | N | N | N | 15 | Y | Y | A | N | Y | 20 |
| 2022-029C | Florence Place                  | Polk      | M | Shawn Wilson        | Blue Sky Developer, LLC   | F          | 88 | 1,700,000 | Y | 1 | N | Y | N | N | N | Y | N | N | N | 15 | Y | Y | A | Y | Y | 1  |
| 2022-068C | Dogwood Village                 | Alachua   | M | Shannon L. Nazworth | Ability Housing, Inc.   | F          | 96 | 1,675,000 | Y | 1 | N | Y | N | N | N | Y | N | N | N | 15 | Y | Y | A | N | Y | 5  |

Goal to fund one Application that qualifies for the SunRail Goal

|           |                             |          |   |                 |                                     |   |     |           |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |    |
|-----------|-----------------------------|----------|---|-----------------|-------------------------------------|---|-----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|----|
| 2022-022C | Banyan East Town Apartments | Seminole | M | Scott Zimmerman | BDG Banyan East Town Developer, LLC | F | 111 | 1,700,000 | Y | 1 | N | N | N | N | N | N | N | N | Y | 15 | Y | Y | A | Y | Y | 48 |
|-----------|-----------------------------|----------|---|-----------------|-------------------------------------|---|-----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|----|

Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal  
Met above

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

|           |                              |       |   |                 |                        |   |    |           |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |    |
|-----------|------------------------------|-------|---|-----------------|------------------------|---|----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|----|
| 2022-006C | Emery Cove                   | Leon  | M | James R. Hoover | TVC Development, Inc.  | F | 96 | 1,700,000 | Y | 1 | N | N | N | N | N | N | N | Y | N | 15 | Y | Y | A | Y | Y | 14 |
| 2022-030C | Oaks at Green Key Apartments | Pasco | M | Donald W Paxton | BPC Development 21 LLC | F | 72 | 1,280,000 | Y | 1 | N | N | N | N | N | N | N | Y | N | 15 | Y | Y | A | Y | Y | 17 |

RFA 2021-201 - Board Approved Preliminary Awards

| Application Number               | Name of Development | County | County Size | Name of Authorized Principal Representative | Name of Developers                    | Demo       | Total Units | Competitive HC Request Amount | Eligible For Funding? | Priority Level | PHA Area of Opportunity | Qualifies for LGAO Goal? | LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201? | LGAO - submitted but not awarded in RFA 2020-201? | LGAO - lower preference? | Qualifies for the Revitalization Goal? | Revit. - lower preference? | Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding | Qualifies for the SunRail Goal? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |  |
|----------------------------------|---------------------|--------|-------------|---|---------------------------------------|------------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|--|---------------------------------|--------------|--|---|---------------------------|------------------------------|---------------------------------|----------------|--|
| <b>Small County Applications</b> |                     |        |             |   |                                       |            |             |                               |                       |                |                         |                          |  |   |                          |  |                            |  |                                 |              |  |   |                           |                              |                                 |                |  |
| 2022-046C                        | Arcadia Landings    | DeSoto | S           | Eric C. Miller                              | National Development of America, Inc. | E, Non-ALF | 56          | 1,290,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | A                         | Y                            | Y                               | 26             |  |

**Remaining Medium County Applications selected during RCM**

no Applications could meet the funding test with funding remaining at RCM

**Awarded with funding approved by Board on Dec. 10, 2021**

|           |                               |         |   |                 |                                      |            |    |           |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |
|-----------|-------------------------------|---------|---|-----------------|--------------------------------------|------------|----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|---|
| 2022-023C | Hibiscus Apartments Phase Two | Lee     | M | Scott Zimmerman | BDG Orchid Apartments Developer, LLC | F          | 96 | 1,700,000 | Y | 1 | N | N | N | N | N | N | N | N | N | 15 | Y | Y | A | Y | Y | 2 |
| 2022-075C | Bristol Manor                 | Volusia | M | Terry S Cummins | Bristol Manor Developer, LLC         | E, Non-ALF | 80 | 1,699,990 | Y | 1 | N | N | N | N | N | N | N | N | N | 15 | Y | Y | A | Y | Y | 4 |

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2021-201 - Board Approved Scoring Results

| Application Number | Name of Development             | County    | County Size | Name of Authorized Principal Representative | Name of Developers  | Demo       | Total Units | Competitive HC Request Amount | Eligible For Funding? | Priority Level | PHA Area of Opportunity | Qualifies for LGAO Goal? | LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201? | LGAO - submitted but not awarded in RFA 2020-201? | LGAO - lower preference? | Qualifies for the Revitalization Goal? | Revit. - lower preference? | Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal? | Qualifies for the SunRail Goal? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Total Corp Funding Per Set-Aside | Leveraging Classification | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------------------|-----------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|---|---------------------------------|--------------|--|---|----------------------------------|---------------------------|------------------------------|---------------------------------|----------------|
| 2022-001C          | Clermont Ridge Senior Villas II | Lake      | M           | William Schneider                           | Turnstone Development Corporation; Clermont Ridge II Developer, LLC   | E, Non-ALF | 81          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 151,186.67                       | A                         | Y                            | Y                               | 21             |
| 2022-002C          | Griffin Lofts                   | Polk      | M           | Oscar A Sol                                 | Griffin Lofts Dev, LLC  | F          | 76          | 1,600,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 140,115.79                       | A                         | Y                            | Y                               | 57             |
| 2022-003C          | Leah Gardens                    | Escambia  | M           | James R. Hoover                             | TVC Development, Inc.   | F          | 120         | 1,695,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 146,193.75                       | A                         | N                            | Y                               | 73             |
| 2022-004C          | The Fountains at Hidden Lake    | Citrus    | M           | Matthew A. Rieger                           | HTG Hidden Lake Developer, LLC  | E, Non-ALF | 90          | 1,699,900                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 144,491.50                       | A                         | N                            | Y                               | 20             |
| 2022-005C          | Tranquility at Lake Mary        | Seminole  | M           | Todd M. Wind                                | Timshel Hill Tide Developers, LLC   | F          | 60          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 188,572.50                       | B                         | Y                            | Y                               | 35             |
| 2022-006C          | Emery Cove                      | Leon      | M           | James R. Hoover                             | TVC Development, Inc.   | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 146,625.00                       | A                         | Y                            | Y                               | 14             |
| 2022-007C          | Twin Lakes Estates - Phase III  | Polk      | M           | Matthew A. Rieger                           | HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.   | F          | 86          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 140,635.47                       | A                         | Y                            | Y                               | 68             |
| 2022-008C          | Turkey Creek Way Apartments     | Baker     | S           | William Schneider                           | Turnstone Development Corporation   | F          | 60          | 1,573,250                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 188,884.40                       | A                         | Y                            | Y                               | 52             |
| 2022-009C          | Aero Vue Crossings              | Osceola   | M           | Brett Green                                 | Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.  | F          | 72          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 157,143.75                       | B                         | Y                            | Y                               | 9              |
| 2022-010C          | Affinity Preserve               | Seminole  | M           | Brett Green                                 | Affinity Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.   | F          | 72          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 157,143.75                       | B                         | Y                            | Y                               | 29             |
| 2022-011C          | Madison Palms                   | Okaloosa  | M           | James R. Hoover                             | TVC Development, Inc.   | F          | 108         | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 130,333.33                       | A                         | N                            | Y                               | 70             |
| 2022-012C          | Jacaranda Terrace               | Charlotte | M           | Shawn Wilson                                | Blue Sky Developer, LLC   | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 127,563.75                       | A                         | Y                            | Y                               | 39             |
| 2022-013C          | Madison Bay                     | Volusia   | M           | Patrick E Law                               | American Residential Communities, LLC; New South Residential, LLC   | E, Non-ALF | 80          | 1,700,000                     | Y                     | 2              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 136,437.75                       | A                         | N                            | Y                               | 30             |
| 2022-014C          | Valencia at Twin Lakes          | Polk      | M           | Michael Ruane                               | CORE FL Developer VII LLC   | E, Non-ALF | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 141,429.38                       | A                         | Y                            | Y                               | 32             |
| 2022-015C          | Arbours at Merrillwood Family   | Alachua   | M           | Sam T. Johnston                             | Arbour Valley Development, LLC; Alachua Housing Developer, LLC  | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 136,361.25                       | A                         | Y                            | Y                               | 47             |
| 2022-016C          | Fairway Park                    | Polk      | M           | Matthew A. Rieger                           | HTG Fairway Park Developer, LLC   | F          | 90          | 1,699,888                     | Y                     | 2              | N                       | Y                        | N  | Y   | N                        | Y                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 144,490.48                       | A                         | Y                            | Y                               | 45             |
| 2022-017C          | Summit Villas                   | Hernando  | M           | Darren Smith                                | BHA Development, LLC; Summit Fortis Development Developer, LLC  | E, Non-ALF | 74          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 153,903.94                       | A                         | Y                            | Y                               | 19             |
| 2022-018C          | Titusville Apartments           | Brevard   | M           | Timothy M. Morgan                           | JIC Florida Development, LLC  | F          | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 10           | Y  | Y                                       | 153,076.50                       | A                         | Y                            | Y                               | 18             |
| 2022-019C          | Palm Bay Apartments             | Brevard   | M           | Timothy M. Morgan                           | JIC Florida Development, LLC  | F          | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 10           | Y  | Y                                       | 153,076.50                       | A                         | Y                            | Y                               | 63             |
| 2022-020C          | Azalea Pointe                   | Putnam    | S           | Steve Kirk                                  | Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation | F          | 64          | 1,355,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 152,513.72                       | A                         | Y                            | Y                               | 41             |
| 2022-021C          | Avon Park Apartmets             | Highlands | M           | Timothy M. Morgan                           | JIC Florida Development, LLC  | F          | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 10           | Y  | Y                                       | 153,076.50                       | A                         | Y                            | Y                               | 49             |
| 2022-022C          | Banyan East Town Apartments     | Seminole  | M           | Scott Zimmerman                             | BDG Banyan East Town Developer, LLC   | F          | 111         | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | Y                               | 15           | Y  | Y                                       | 146,625.00                       | A                         | Y                            | Y                               | 48             |
| 2022-023C          | Hibiscus Apartments Phase Two   | Lee       | M           | Scott Zimmerman                             | BDG Orchid Apartments Developer, LLC  | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 127,563.75                       | A                         | Y                            | Y                               | 2              |
| 2022-024C          | Pecan Creek                     | Brevard   | M           | Clifton E. Phillips                         | Roundstone Development, LLC   | F          | 84          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 145,787.14                       | A                         | Y                            | Y                               | 24             |
| 2022-025C          | Falcon Trace                    | Osceola   | M           | Domingo Sanchez                             | DDER Development, LLC   | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | N                                      | N                          | Y   | Y                               | 15           | Y  | Y                                       | 127,563.75                       | A                         | Y                            | Y                               | 71             |
| 2022-026C          | Cardinal Pointe                 | Sumter    | M           | Domingo Sanchez                             | DDER Development, LLC   | F          | 72          | 1,550,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 155,077.50                       | B                         | Y                            | Y                               | 15             |
| 2022-028C          | Midtown Manor                   | Volusia   | M           | Donald W Paxton                             | BCP Development 21 LLC  | F          | 82          | 1,550,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 144,603.66                       | A                         | Y                            | Y                               | 53             |
| 2022-029C          | Florence Place                  | Polk      | M           | Shawn Wilson                                | Blue Sky Developer, LLC   | F          | 88          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 139,160.45                       | A                         | Y                            | Y                               | 1              |

RFA 2021-201 - Board Approved Scoring Results

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|--------------------|------------------------------|-------------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|--|---------------------------------|--------------|--|---|----------------------------------|---------------------------|------------------------------|---------------------------------|----------------|
| 2022-030C          | Oaks at Green Key Apartments | Pasco       | M           | Donald W Paxton                             | BCP Development 21 LLC  | F          | 72          | 1,280,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 147,200.00                       | A                         | Y                            | Y                               | 17             |
| 2022-031C          | Madison Oaks East            | Marion      | M           | Patrick E Law                               | American Residential Communities, LLC; New South Residential, LLC   | E, Non-ALF | 88          | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 147,784.09                       | A                         | N                            | Y                               | 56             |
| 2022-032C          | Madison Oaks West            | Marion      | M           | Patrick E Law                               | American Residential Communities, LLC; New South Residential, LLC   | F          | 96          | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 146,625.00                       | A                         | N                            | Y                               | 37             |
| 2022-033C          | Princeton Grove              | Okaloosa    | M           | Matthew A. Rieger                           | HTG Princeton Grove Developer, LLC  | F          | 98          | 1,699,900                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 143,624.20                       | A                         | Y                            | Y                               | 36             |
| 2022-034C          | Leon Pointe                  | Leon        | M           | J. David Page                               | ☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc | F          | 96          | 1,580,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 136,275.00                       | A                         | Y                            | Y                               | 61             |
| 2022-035C          | Pine Meadows                 | Escambia    | M           | J. David Page                               | ☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc | F          | 96          | 1,580,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 136,275.00                       | A                         | Y                            | Y                               | 33             |
| 2022-036C          | Pine Lake Residences         | Gadsden     | S           | Brett Green                                 | Pine Lake Residences Developer, LLC; Judd Roth Real Estate Development, Inc.                                | F          | 76          | 1,525,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 166,144.74                       | A                         | Y                            | Y                               | 64             |
| 2022-037C          | Cypress Point Estates        | Marion      | M           | Clifton E. Phillips                         | Roundstone Development, LLC   | F          | 76          | 1,660,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 157,341.79                       | B                         | Y                            | Y                               | 3              |
| 2022-038C          | Woodlock Manor               | Alachua     | M           | Scott Zimmerman                             | BDG Woodlock Manor Developer, LLC   | E, Non-ALF | 108         | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 120,416.67                       | A                         | Y                            | Y                               | 6              |
| 2022-039C          | Gardens at Grandview         | Columbia    | S           | Christopher L. Shear                        | MHP FL XI Developer, LLC  | F          | 70          | 1,300,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 153,771.43                       | A                         | Y                            | Y                               | 27             |
| 2022-040C          | Pinnacle at Hammock Springs  | Bay         | M           | David O. Deutch                             | Pinnacle Communities, LLC   | F          | 92          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 153,000.00                       | A                         | Y                            | Y                               | 28             |
| 2022-041C          | Cedar Cove                   | Manatee     | M           | Shawn Wilson                                | Blue Sky Developer, LLC   | F          | 88          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 139,160.45                       | A                         | Y                            | Y                               | 58             |
| 2022-042C          | Lafayette Square             | Lee         | M           | David O. Deutch                             | Pinnacle Communities, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.                     | E, Non-ALF | 80          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 131,529.32                       | A                         | Y                            | Y                               | 74             |
| 2022-043C          | Villages of New Augustine    | Saint Johns | M           | Shannon L. Nazworth                         | Ability Housing, Inc.   | F          | 92          | 1,625,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 146,250.00                       | A                         | N                            | Y                               | 38             |
| 2022-044C          | The Lakes at Royal Palm      | Lake        | M           | Clifton E. Phillips                         | Roundstone Development, LLC   | F          | 84          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 145,787.14                       | A                         | Y                            | Y                               | 72             |
| 2022-046C          | Arcadia Landings             | DeSoto      | S           | Eric C. Miller                              | National Development of America, Inc.   | E, Non-ALF | 56          | 1,290,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 165,940.07                       | A                         | Y                            | Y                               | 26             |
| 2022-047C          | Bayside Gardens              | Okaloosa    | M           | Michael J. Levitt                           | The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC                           | F          | 80          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 131,529.32                       | A                         | Y                            | Y                               | 22             |
| 2022-048C          | Bayside Breeze               | Okaloosa    | M           | Michael J. Levitt                           | The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC                           | E, Non-ALF | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 131,529.32                       | A                         | Y                            | Y                               | 8              |
| 2022-049C          | The Enclave at Northshore    | Bay         | M           | Joseph F. Chapman, IV                       | Royal American Properties, LLC  | E, Non-ALF | 94          | 1,699,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 138,269.68                       | A                         | Y                            | Y                               | 11             |
| 2022-050C          | Vistas at Fountainhead       | Volusia     | M           | Donald W Paxton                             | BCP Development 21 LLC  | F          | 88          | 1,560,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 146,781.82                       | A                         | Y                            | Y                               | 59             |
| 2022-051C          | Hermosa North Fort Myers     | Lee         | M           | Michael R. Allan                            | Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC                  | E, Non-ALF | 80          | 1,675,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | N                                      | N                          | N  | N                               | 15           | Y  | Y                                       | 129,595.06                       | A                         | Y                            | Y                               | 54             |
| 2022-052C          | The Pointe at Blairstone     | Leon        | M           | Joseph F. Chapman, IV                       | Royal American Properties, LLC  | F          | 98          | 1,688,500                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y  | N                               | 15           | Y  | Y                                       | 142,661.02                       | A                         | Y                            | Y                               | 65             |

RFA 2021-201 - Board Approved Scoring Results

| Application Number | Name of Development             | County    | County Size | Name of Authorized Principal Representative | Name of Developers  | Demo       | Total Units | Competitive HC Request Amount | Eligible For Funding? | Priority Level | PHA Area of Opportunity | Qualifies for LGAO Goal? | LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201? | LGAO - submitted but not awarded in RFA 2020-201? | LGAO - lower preference? | Qualifies for the Revitalization Goal? | Revit. - lower preference? | Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal? | Qualifies for the SunRail Goal? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Total Corp Funding Per Set-Aside | Leveraging Classification | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------------------|-----------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|--|---|--------------------------|--|----------------------------|---|---------------------------------|--------------|--|---|----------------------------------|---------------------------|------------------------------|---------------------------------|----------------|
| 2022-054C          | Magnolia Senior                 | Leon      | M           | James S Grauley                             | New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation                            | E, Non-ALF | 110         | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 132,229.09                       | A                         | Y                            | Y                               | 78             |
| 2022-055C          | The Pointe at Piney-Z           | Leon      | M           | Joseph F. Chapman, IV                       | Royal American Properties, LLC  | F          | 98          | 1,688,500                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 142,661.02                       | A                         | Y                            | Y                               | 25             |
| 2022-056C          | Villas at Academy Place         | Seminole  | M           | Darren Smith                                | SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC  | F          | 60          | 1,410,000                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 157,434.68                       | B                         | N                            | Y                               | 7              |
| 2022-057C          | Grove Manor Phase II            | Polk      | M           | Darren Smith                                | LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC  | F          | 78          | 1,700,000                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | Y                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 146,011.43                       | A                         | Y                            | Y                               | 46             |
| 2022-058C          | Grande Park Apartments          | Hernando  | M           | Brian J Parent                              | Outlook Development LLC; Parent Development LLC   | F          | 80          | 1,699,900                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 175,939.65                       | B                         | Y                            | Y                               | 50             |
| 2022-059C          | Highland Park                   | Putnam    | S           | Brian J Parent                              | Outlook Development LLC; Parent Development LLC   | F          | 58          | 1,475,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 199,125.00                       | B                         | Y                            | Y                               | 69             |
| 2022-060C          | Madison Grove                   | Osceola   | M           | Patrick E Law                               | American Residential Communities, LLC; New South Residential, LLC   | E, Non-ALF | 80          | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 136,437.75                       | A                         | Y                            | Y                               | 12             |
| 2022-061C          | Herrington Creek                | Escambia  | M           | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc | F          | 100         | 1,640,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 135,792.00                       | A                         | Y                            | Y                               | 43             |
| 2022-062C          | Veranda Estates                 | Alachua   | M           | William A Markel                            | JES Dev Co, Inc.  | E, Non-ALF | 104         | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 125,048.08                       | A                         | Y                            | Y                               | 55             |
| 2022-063C          | Oak Vista Estates               | Bay       | M           | William A Markel                            | JES Dev Co, Inc.  | E, Non-ALF | 50          | 1,340,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 178,367.40                       | B                         | Y                            | Y                               | 77             |
| 2022-064C          | Palmetto Retreat                | Citrus    | M           | Joshua W Thomason                           | Orange Grove Housing Developers, LLC  | F          | 64          | 1,425,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 184,359.38                       | B                         | Y                            | Y                               | 10             |
| 2022-065C          | Village Retreat                 | Bay       | M           | Joshua W Thomason                           | Orange Grove Housing Developers, LLC  | E, Non-ALF | 75          | 1,426,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 145,452.00                       | A                         | Y                            | Y                               | 13             |
| 2022-066C          | Camellia Grove                  | Leon      | M           | David O. Deutch                             | Pinnacle Communities, LLC; Big Bend Community Development Corporation                                     | F          | 88          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | N                               | 15           | Y  | Y                                       | 159,954.55                       | B                         | Y                            | Y                               | 66             |
| 2022-067C          | Red Fox Run Apartments          | Osceola   | M           | Martin A. Petersen                          | Hallmark Development Partners, LLC; Calston Advisors, LLC; GSL Poinciana Place LLC                        | F          | 72          | 1,670,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | Y   | Y                               | 15           | Y  | Y                                       | 154,370.63                       | B                         | Y                            | Y                               | 40             |
| 2022-068C          | Dogwood Village                 | Alachua   | M           | Shannon L. Nazworth                         | Ability Housing, Inc.   | F          | 96          | 1,675,000                     | Y                     | 1              | N                       | Y                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 144,468.75                       | A                         | N                            | Y                               | 5              |
| 2022-070C          | The Verandas of Punta Gorda III | Charlotte | M           | Richard L Higgins                           | Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC                   | F          | 72          | 1,523,000                     | Y                     | 1              | N                       | Y                        | N  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 141,709.82                       | A                         | Y                            | Y                               | 16             |
| 2022-071C          | Orchard Springs                 | Columbia  | S           | William A Markel                            | JES Dev Co, Inc.  | E, Non-ALF | 76          | 1,573,250                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 158,360.03                       | A                         | Y                            | Y                               | 44             |
| 2022-072C          | Benschley Manor                 | Seminole  | M           | Terry S Cummins                             | Benschley Manor Developer, LLC  | E, Non-ALF | 80          | 1,699,990                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 141,428.54                       | A                         | Y                            | Y                               | 60             |
| 2022-073C          | Harwick Place                   | Seminole  | M           | Terry S Cummins                             | Harwick Place Developer, LLC  | E, Non-ALF | 41          | 1,040,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | Y                               | 15           | Y  | Y                                       | 168,822.44                       | B                         | Y                            | Y                               | 42             |
| 2022-074C          | Autumn Palms at Pondella        | Lee       | M           | Michael R. Allan                            | Revital Development Group, LLC; LCHA Developer, LLC   | F          | 36          | 895,000                       | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 153,880.71                       | A                         | Y                            | Y                               | 31             |
| 2022-075C          | Bristol Manor                   | Volusia   | M           | Terry S Cummins                             | Bristol Manor Developer, LLC  | E, Non-ALF | 80          | 1,699,990                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 153,075.60                       | A                         | Y                            | Y                               | 4              |
| 2022-076C          | Hawthorne Terrace               | Alachua   | M           | Michael Ruane                               | CORE FL Developer II LLC  | E, Non-ALF | 80          | 1,700,000                     | Y                     | 1              | N                       | N                        | N  | N   | N                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 141,429.38                       | A                         | Y                            | Y                               | 51             |
| 2022-077C          | Bryant Commons                  | Manatee   | M           | Brian Evjen                                 | Newstar Development, LLC; Norstar Development USA, L.P.   | E, Non-ALF | 53          | 1,600,000                     | Y                     | 1              | N                       | Y                        | N  | N   | Y                        | Y                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 217,467.17                       | B                         | Y                            | Y                               | 23             |

RFA 2021-201 - Board Approved Scoring Results

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| 2022-078C          | The Preserve at Tamiami | Collier | M           | Christopher L Shear                         | MHP Preserve Developer, LLC | E, Non-ALF | 90          | 1,700,000                     | Y                     | 1              | N                       | Y                        | Y  | Y   | N                        | N                                      | N                          | N   | N                               | 15           | Y  | Y                                       | 125,715.00                       | A                         | N                    | Y                               | 62             |

Ineligible Applications

|           |                              |          |   |                     |   |            |     |           |   |   |   |   |   |   |   |   |   |   |   |    |   |   |            |   |   |   |    |
|-----------|------------------------------|----------|---|---------------------|---|------------|-----|-----------|---|---|---|---|---|---|---|---|---|---|---|----|---|---|------------|---|---|---|----|
| 2022-027C | Real Terrace Apartment Homes | Columbia | S | John C Crowder      | Harbor Club Resort, LLC   | F          | 60  | 1,573,250 | N | 1 | N | N | N | N | N | N | N | N | N | 15 | Y | Y | 188,884.40 | A | Y | Y | 34 |
| 2022-045C | Meadow Park Phase II         | DeSoto   | S | Eric C. Miller      | National Development of America, Inc.   | F          | 56  | 1,285,000 | N | 1 | N | N | N | N | N | N | N | N | N | 15 | Y | Y | 165,296.89 | A | Y | Y | 76 |
| 2022-053C | Bayonet Gardens              | Pasco    | M | Christopher L Shear | MHP Bayonet Gardens Developer, LLC  | E, Non-ALF | 126 | 1,700,000 | N | 1 | N | Y | Y | Y | N | Y | Y | N | N | 15 | Y | Y | 103,214.29 | A | Y | Y | 67 |
| 2022-069C | Woodland Park Phase II       | Alachua  | M | Brian Evjen         | Norstar Development USA, L.P.; GHA Development, LLC; Newstar Development, LLC | F          | 96  | 1,700,000 | N | 1 | Y | Y | N | Y | N | N | N | N | N | 15 | Y | Y | 118,634.29 | A | Y | Y | 75 |

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.